

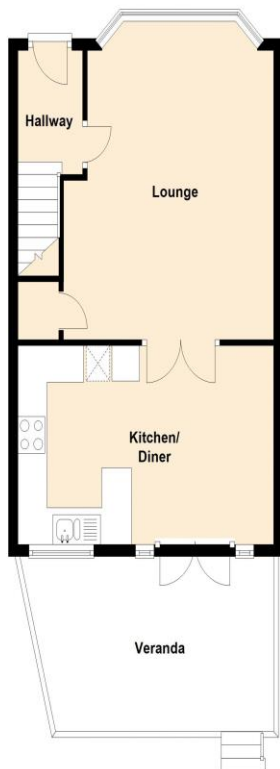


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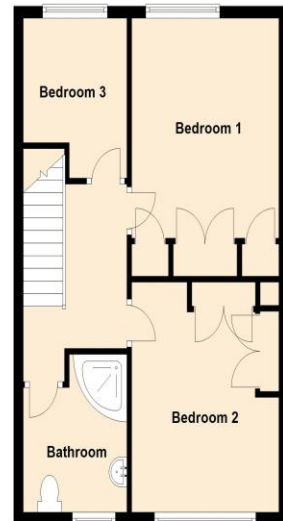
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020 8441 1123

Ground Floor



First Floor



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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10 Newlands Place

Barnet EN5 2SX

£675,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this quiet cul de sac turning just off Bells Hill we are delighted to offer for sale this most attractive three bedroom semi detached house of which an internal viewing is most highly recommended. Features include three bedrooms, spacious lounge, fitted kitchen/diner, double glazed windows, gas central heating, 60ft south west facing rear garden, veranda 17ft x 10ft, garage access via shared driveway.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

ENTRANCE HALLWAY

Fitted carpet, radiator, power point, dado rail with wood paneling underneath, door to Lounge.

LOUNGE 14' 9" x 14' 7" (4.49m x 4.44m)

Double glazed bay window to front aspect, fitted carpet, power points, tv power point, radiator, telephone point, picture rail, built in under stairs storage cupboard housing gas central heating boiler and fuse box, french doors to Kitchen Diner.

KITCHEN/DINER 17' 8" x 11' 0" (5.38m x 3.35m)

Range of fitted wall and base units with ample work surfaces, built in gas hob and electric oven with extractor hood above, plumbing for washing machine and dishwasher, power points, karndeian flooring, splash back tiling to walls, concealed lighting to wall units, radiator, double glazed windows to rear aspect with double glazed doors to veranda.

FIRST FLOOR LANDING

Dado rail with wood paneling underneath, fitted carpet, power points, picture rail, double glazed window to side aspect, access to insulated and boarded loft space with pull down loft ladder.

BEDROOM 1 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed window to front aspect, fitted carpet, power points, radiator, built in wardrobes.

BEDROOM 2 10' 5" x 9' 8" (3.17m x 2.94m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, dado rail, built in wardrobes.

BEDROOM 3 8' 9" x 7' 2" (2.66m x 2.18m)

Double glazed window to front aspect, radiator, power points, fitted carpet.

FAMILY BATHROOM

Double shower cubicle, vanity unit with inset wash/hand basin, low level wc, heated towel rail, fitted cupboards, spot lights, vinyl flooring, two double glazed windows to side and rear aspect.

VERANDA 17' 0" x 10' 0" (5.18m x 3.05m)

With wooden decked flooring, tiled roof and steps leading down to rear garden.

REAR GARDEN 60' 0" x 0' 0" (18.27m x 0.00m)

South West facing extending to 60 ft in length, mainly laid to lawn with flower and shrub borders, outside water tap, pedestrian side access.

GARAGE

With power and light, access via shared driveway.

